



Widewater Court, Shoreham Beach, Shoreham by Sea, West Sussex, BN43 5LS
Guide Price £270,000

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The Property & Area

This exceptional two-bedroom apartment is situated on the third floor of a well-maintained building at the Western end of Shoreham Beach. This property offers a unique opportunity to acquire a coastal residence with breathtaking views and convenient access to local amenities.

The apartment immediately impresses with its bright and spacious lounge diner. Designed to maximise natural light, this inviting area benefits from a desirable 'through light' aspect, creating an airy and welcoming atmosphere perfect for both relaxation and entertaining. From here, residents can step out onto the south and west-facing balcony, an ideal spot to enjoy the fantastic panoramic sea and lagoon views that stretch out before you. Imagine enjoying your morning coffee or an evening drink whilst watching the sun setting over the Widewater Lagoon.

The accommodation further comprises two generously sized double bedrooms, providing comfortable and private spaces. The fitted kitchen is well-appointed, offering practical storage and workspace for everyday living. A fitted bathroom completes the internal layout.

Beyond the apartment itself, the property benefits from several highly desirable features. A private garage is located to the front of the building, offering secure parking, with additional space available directly in front of the garage. Furthermore, an additional ground floor internal lockable store provides invaluable extra storage, perfect for beach equipment, bicycles, or general household items. The property is offered with a shared freehold, providing residents with greater control and peace of mind.

Location is paramount, and this apartment truly excels. It is enviably positioned close to the shingle beach, allowing for leisurely strolls along the coastline whenever desired. For daily necessities, boutique shops, and a variety of cafes and restaurants, Shoreham High Street is just a short walk away, offering a vibrant community atmosphere. Excellent transport links are also readily accessible, connecting residents to wider West Sussex and beyond.

This superb apartment is offered with no onward chain, simplifying the purchasing process for prospective buyers. Combining a prime coastal location, stunning views, spacious accommodation, and practical amenities, this property represents an outstanding opportunity for those seeking a desirable home or investment in Shoreham. For more information or to book a viewing get in touch with our Shoreham office team on 01273 661 577.

Material Information

EPC Rating - D

Council Tax - C

Tenure: Share of Freehold

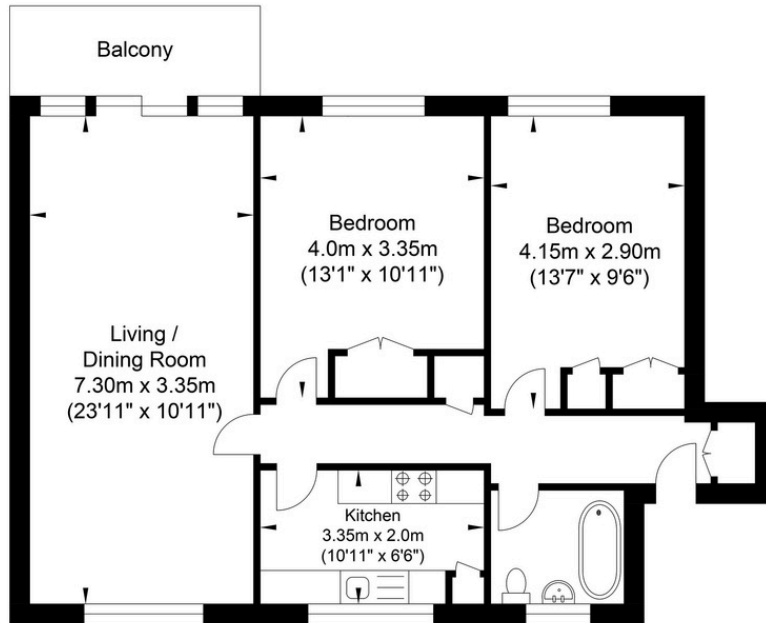
Unexpired term on lease: 999 years from 27 August 1962 - 934

Years remaining

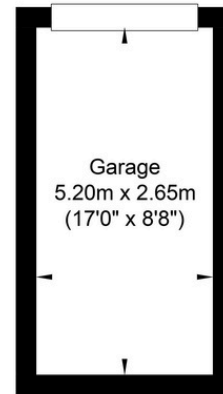
Service Charge: £2,750 pa



Kings Crescent, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
762.94 sq ft
(70.88 sq m)



Garage
Approximate Floor Area
148.32 sq ft
(13.78 sq m)



Approximate Gross Internal Area (Excluding Garage) = 70.88 sq m / 762.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		



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